

LOT 28
IN OR 1229/1450
MARSH LAKES PB 5/159-167

CARROLL JAMES C & CAROL G
96134 MARSH LAKES DR
FERNANDINA BEACH, FL 32034-6811

2023

37-2N-28-1320-0028-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	16	WD FR STUC 100	0900	01	2,855	97.4592	115.73	330,409	1998	1998	0	0	0	12.00	88.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2007													Heated Area: 2424												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007												
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 60																										
Interior Floo	15	HARDTILE 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			01	Quality Level 01																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM			MKT AREA													04												
NEIGHBORHOOD/LOC			4015.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,773	100	1,773	180,566																								
BAS	144	100	144	14,665																								
BAS	187	100	187	19,045																								
DCK	124	10	12	1,222																								
FGR	544	55	299	30,451																								
FOP	122	30	37	3,768																								
FOP	150	30	45	4,583																								
FOP	128	30	38	3,870																								
FUS	320	100	320	32,590																								
TOTALS			3,492	2,855	290,760																							
EXTRA FEATURES			96134 MARSH LAKES DR, FERNANDINA BEACH																									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES											
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905												
2	0810	CONCRETE A	0	100	53	4	212.00	SF	6.50	6.50	100	1998	1998	3	77	1,061												
3	0810	CONCRETE A	0	100	0	0	248.00	SF	6.50	6.50	100	1998	1998	3	77	1,241												
4	0812	CONCRETE C	0	100	0	0	1,702.00	SF	4.00	4.00	100	1998	1998	3	77	5,242												
5	1242	WD DECK A	0	100	0	0	32.00	SF	10.00	10.00	100	1998	1998	3	20	64												
6	1126	CB/STC 8"	0	100	15	5	75.00	SF	8.00	8.00	100	1998	1998	3	77	462												
TOTAL OB/XF 10,975																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.95	300,000.00	285,000.00	285,000											
REVIEW DATE 12/17/2019 BY TWA Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/1450	5/11/2004	WD	Q	I		470,000

GRANTOR: ADAMS WAYNE T &
GRANTEE: CARROLL JAMES C & C
1011/0211 10/04/2001 WD Q I 417,000
GRANTOR: BANNING GEORGE W & JE
GRANTEE: ADAMS WAYNE T & SHI

BUILDING DIMENSIONS

BAS=[YR=1998] W2 L2 U2 W5 D2 L2 W3 FOP=[YR=1998] N10 W15
DCK=[YR=1998] W14 BAS=[YR=2007] W2 L3 U3 W6 D3 L3 W2 S10
E16 N10\$ S10 E2 R2 U2 E6 D2 R2 E2 N10\$ S10 E15\$ W17 L2
U2 W6 D2 L2 W23 BAS=[YR=2007] W9 S16 E9 N16\$ S16 E3
FGR=[YR=1998] S28 E12 N2 E8 N26 W20 \$ E20 S14 E10
FOP=[YR=1998] S10 E11 N2 W2 N12 W7 S4 W2\$ E2 N4 E7 S12 E3 S1
E6 N1 E4 N1 E9 N37 \$ PTR= E15FUS=[YR=1998] E16 S20
FOP=[YR=2007] S8 W16N8 E16 \$ W16 N20 \$ W15 \$.